

MINUTES

TALBOT COUNTY HISTORIC PRESERVATION COMMISSION

7 February 2011

I. ROLL CALL

The regular monthly meeting of the Talbot County Historic Preservation Commission was called to order at 3:05 PM on Monday, 7 February 2011. Those members in attendance were Mr. Steven K. Hack, Chairperson, Ms. Peggy Pickall, Ms. Alice Marie Gravely, and Mr. Ward Bucher. Mr. Eric Lowery was not present. The Commission also welcomed its newest member, Mrs. Marsha Kacher, who was recently appointed by the County Council. *(The seventh Commission seat has not yet been filled by the County Council.)* Ms. Kacher is a retired English teacher who grew up in Harford County and has resided many years in St. Michaels, where she served on that town's Historic Commission. Representing the County were Mr. Martin Sokolich and Ms. Florence Ball.

II. CURRENT BUSINESS

- A. REVIEW MINUTES OF 1 NOVEMBER 2010 TCHPC MEETING – The minutes of the last meeting were read. Mr. Ward Bucher moved to approve the minutes as read. The motion was seconded by Mr. Steven Hack and unanimously approved. *(The regularly scheduled meetings in December 2010 and January 2011 did not convene due to lack of attendance.)*
- B. POTENTIAL APPLICANTS FOR NEW HISTORIC DISTRICT OVERLAYS – Mr. Martin Sokolich announced that to date there was no further word from the owners of Dolvin (T-350) and Emerson Point (T-235) who had previously expressed an interest in having their properties protected by an HDO. The two properties were visited by the Commissioners on 16 November 2010. Mr. Steven Hack produced photographs of the dwellings on both properties. The photographs are to be filed among the Commission's records in the Planning and Zoning office.
- C. ESTABLISHING A PRELIMINARY LANDMARKS LIST– Mr. Martin Sokolich said he spoke to the Historic Preservation Commission in Queen Anne's County to see what they were doing toward developing a landmarks list. They reported that they had contracted separately with three consultants that could not get the work done. It was suggested that a graduate student or intern might be a good alternative to hiring a consultant to do the work. Mr. Sokolich said it is probably too late to entertain the idea of applying for the CLG matching grant from MHT since the deadline for filing the application is 15 February 2011, and there is not enough time to organize the project sufficiently to apply. Mr. Sokolich told the Commissioners that Roger Bollman, who is on the Historic Commission for the Town of Easton, visited him last week. They would like to update their list of contributing structures, but they are not a CLG (Certified Local Government) and therefore, are not eligible for a CLG grant. Mr. Sokolich said he spoke to Corey Kegerise *(Administrator of Local Preservation Programs of the Maryland Historical Trust)* who suggested that the Town of Easton

might consider partnering with TCHPC who could qualify for a CLG grant for establishing the Landmarks List.

The Commissioners discussed the various possibilities for the Landmark List project and decided that perhaps if the work was divided evenly among them, they could assemble a draft of the landmarks list. Mr. Martin Sokolich said that although Queen Anne's County does not have a lot done yet, they may later send a list of consultants and some other information that might be helpful in this endeavor. Ms. Peggy Pickall suggested dividing the MHT list of Talbot County properties of historic interest between the Commissioners to look at these properties and assess their worthiness for the Landmarks List. She suggested checking the Secretary of the Interior Standards to see if the properties meet the criteria needed for recognition as a property of historic value. Mr. Steven Hack and Mr. Ward Bucher both commented that this is to be Talbot County's list, and TCHPC can decide upon its own standards. Mr. Bucher felt a formal motion should be made to do the Landmarks List; however, additional discussion relative to this topic followed.

For the benefit of the newer Commissioners, Mr. Steven Hack revisited the Demolition Delay Ordinance which had been drafted by TCHPC, but had been shelved due to lack of support by the County Attorney and the County Council. Mr. Martin Sokolich added that Corey Kegerise had later advised TCHPC that there is a better way to handle the problem of exposing structures of historic interest to the possibility of demolition. He suggested flagging those properties ahead of time so if someone applied for a permit to demolish a historically significant structure, the owner could be contacted to see if alternative measures could be taken before granting approval of the permit to demolish. Mr. Ward Bucher commented that it can only be an advantage to have the Landmarks List. Mrs. Marsha Kacher questioned how TCHPC should define "landmark." It was discussed that guidelines need to be established to achieve the definition of landmark for the purpose of the list. Ms. Alice Marie Gravely suggested adapting other counties' guidelines to the needs of TCHPC instead of starting from scratch. Baltimore County was suggested as a good example. Ms. Gravely added that she is definitely in favor of the Landmarks List.

MOTION: Mr. Ward Bucher moved to look into starting a Talbot County Landmarks List by comparing with those of other counties. The motion was seconded by Ms. Peggy Pickall and was unanimously carried.

- D. MILLER'S HOUSE IN WYE MILLS (T-70) – Mr. Ward Bucher said the structure is continuing to deteriorate, and negotiations by Friends of Wye Mills are ongoing. A grant has been approved by Preservation Maryland. He said some government money is available for stabilization, but it cannot be used until Friends of Wye Mills are in possession of the property, since the funds can only be given to a non-profit owner. He said the transfer might take place sometime in March, at the earliest.
- E. TCHPC BROCHURE – Mr. Steven Hack said this topic of business can be closed since the brochures have been completed and distributed.

III. NEW BUSINESS

- A. SITE VISIT – The site visit for this month will be at Beverly (T-240), and is scheduled for Monday, 21 February 2011. Those attending should meet at the Acme parking lot in Easton at 9:15 AM.

III. OPEN FLOOR

- A. PROPOSED TELECOMMUNICATIONS TOWERS – Mr. Martin Sokolich said the telecommunications tower that had been proposed at Tilghman in the Knapps Narrows area has been turned down due to technicalities. The Section 106 investigations were questionable, and was not properly advertised by the applicant.

Mr. Sokolich said TARA Communications has submitted a preliminary application to the Federal Communications Commission to locate a telecommunications facility at 7869 May Port Road in Bozman. The facility is to consist of a 175 foot monopole. Mr. Sokolich distributed copies of an overview of the project which is to be located on a wooded site. To date, there have been no balloon tests or simulations done. Ms. Peggy Pickall felt TCHPC should send a letter to TARA stating the potential for adverse effect, and request a balloon test. Mr. Steven Hack said he proposes to say the proposed tower will pose an adverse effect on historic properties within one-half mile of the projected tower location, and that a balloon test will be necessary to determine the degree of any adverse effect.

MOTION: Ms. Peggy Pickall moved that a letter be sent to Van Thompson of TARA Communications stating TCHPC feels that the proposed tower poses possible adverse effect on nearby historic properties and that a balloon test is requested to further assess the impacts to those properties. Ms. Alice Marie Gravely seconded the motion, and it was unanimously carried.

- B. BUDGET – Mr. Steven Hack said the County Council is requiring a 15 percent reduction in the budget for the upcoming fiscal year. He asked Mr. Martin Sokolich if TCHPC might be able to make the 15 percent adjustment to its current budget by reducing the amount allotted for continuing education. After looking at the figures, it was decided that the cut could be made in that category. Fifteen percent of the total TCHPC budget amounts to \$660.00.

MOTION: Mr. Ward Bucher moved to reduce the allotment for education by \$660.00 to meet the 15 percent budgetary cut required by the County Council for the upcoming fiscal year. The motion was seconded by Mr. Steven Hack and was unanimously carried.

NEXT MEETING: Monday, 7 March 2011 at 3:00 pm in Conference Room One in the Talbot County Office Building at 215 Bay Street in Easton.

THERE BEING NO FURTHER BUSINESS, THE MEETING WAS ADJOURNED AT 4:50 pm.